Brownfield Cleanup Grant Work Plan
Water Street Redevelopment Project, Area of Concern #2
Department of Planning & Development
Ypsilanti, Mich.

Grant Recipient: City of Ypsilanti
One South Huron Street
Ypsilanti, Michigan 48197

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Project Period: October 1, 2009-September 30, 2012

The site is contaminated with hazardous substances. The site has a long history of industrial and commercial use since the late 19th century, including the following: manufacturing, automobile sales and repair, automobile maintenance, cleaning supplies distributor, furniture retail, dry cleaning, and convenience retail. The site currently is vacant awaiting redevelopment as part of the Water Street Redevelopment Project. Elevated levels of arsenic, barium, cadmium, lead, mercury, selenium, zinc, polycyclic aromatic hydrocarbons, and volatile aromatic hydrocarbons pose threats to human health and the environment via human direct contact and/or groundwater migration to surface water pathways. Contamination is present in soil and groundwater across the entire 1.8-acre site, including beneath the three abandoned, dilapidated buildings that occupy the property. The project period is for three years.

Proposed Outputs and Outcomes:

The primary expected output is the following: The grant funds will be used to continue environmental remediation for the City of Ypsilanti's Water Street Redevelopment Project, specifically Area of Concern #2 which is four parcels located at 34, 38 and 40 E. Michigan Avenue and 14 South River Street. The clean up effort, when completed, will remove one of the environmental barriers to future development. In total 3 buildings totaling 30,000 square feet will be removed and 3,000 cubic feet of contaminated soil will be tested and remediated as required.

The expected outcome is redevelopment of the City's Water Street Project, a 38-acre site on the Huron River at the eastern edge of the historic downtown district. The planned project is a sustainable, mixed use redevelopment of an assemblage of 40 parcels of contaminated land that formerly housed industrial and commercial facilities since before the turn of the 20th century. It will be a model of transformational brownfield redevelopment and a catalyst for Ypsilanti's rebirth. The project was initiated in 1997, but only began to come to fruition in

1999 after Ypsilanti was awarded an EPA Brownfield Assessment Grant. That funding allowed the city to conduct environmental testing, develop compatible cleanup and site use plans, and conduct a market study for the project. Since 1999 the City has held design charrettes, developed a site master plan, conducted additional environmental assessments and due diligence, acquired the properties, and conducted limited building demolition and environmental cleanup to remove imminent threats to public health and welfare The City's Master Plan calls for a compact mixed-use development including
a mixture of residential, retail, entertainment, and commercial/office spaces, and other compatible uses, as well as a riverfront linear park and trail.

I. Introduction and Environmental Results

The cleanup project designated under this grant will be remediation of soils underneath several connected structures, known as Area of Concern #2, in the Water Street Redevelopment Project. The contaminants of concern, metals and polycyclic aromatic hydrocarbons, were measured at unacceptable levels generally in the upper four feet of soil on the site. These findings were consistent with surface releases of contaminants during historic industrial and commercial activities on the site. Some contamination was detected in deeper (>15 feet below grade) soil samples; these findings are consistent with impact in fill placed on the property in the late 19th century or early 20th century to raise the level of the river flood plain for original development. This deeper impact neither poses a significant current threat to human health nor will impede redevelopment. The goal of the cleanup will be to remove site buildings, foundations and other structures, then remediate the upper four feet to six feet of underlying and surrounding contaminated soil to allow safe reuse of the site. To minimize subsurface environmental response actions, the current redevelopment plan envisions future structures will be constructed with slab-on-grade foundations.

The initial phase of the cleanup will be removal of the site buildings and foundations to allow access to underlying contaminated soil. Where feasible, portions of removal will be through deconstruction by project partner Recycle Ann Arbor or a similar entity.
After building removal, the underlying soil will be evaluated for contamination "hot spots" that may require focused remediation approaches and efforts. The nature and extent of any such hot spots will be delineated, and the remedial action plan will adjusted as needed. The upper four feet to six feet of contaminated soil then will be remediated to allow safe reuse of the site. Building deconstruction and soil remediation will be conducted in a manner that prevents the generation of airborne vapors or particulate emissions that could endanger nearby populations.

II. Project Overview

The U.S. EPA has awarded the City of Ypsilanti (COY) $200,000 for the cleanup of hazardous substances at the property. The following tasks comprise COY's Cleanup Grant project:

1. Site Specific Community Involvement
2. Planning for Clean Up
3. Building Deconstruction and Demolition
4. Soil Remediation
5. Remediation Verification and Reporting

III. Management and Coordination

Ms. April McGrath of COY will be the Project Manager for this grant with assistance from the Washtenaw County Brownfield Redevelopment Authority. COY regularly retains the services of environmental consultants to conduct assessments, determine the need for cleanup, prepare cleanup plans and conduct cleanups at their redevelopment sites. Ms. McGrath and COY's retained consultants will work with the COY staff in overseeing the cleanup.

IV. Work to be Performed

The schedule presented in the task tables below assumes that the cooperative agreement with the U.S. EPA will be executed by September 30, 2012.

TASK 1: SITE-SPECIFIC COMMUNITY INVOLVEMENT:
Involvement of key stakeholders and the general public is the hallmark of a successful Brownfield initiative and the City has performed extensive public engagement over the course of the Water Street Redevelopment Project. The City will update the public on the project's progress and solicit input at key decision points through community outreach meetings, press releases, and the City's website, with significant opportunity for public interaction. Community outreach and involvement activities will include the following:

- coordinating and conducting meetings with stakeholders and the general public,
- seeking, discussing and implementing meaningful public input into the grant processes,
- preparing and publishing public notices,
- preparing meeting materials and presentations,
- preparing and distributing display boards, brochures and other public information materials.

Task 1: Conduct Community Involvement Narrative: The Community will be informed of the cleanup plans and given a chance to comment on the cleanup plans		
Activities:	**Deliverables:**	**To be Completed by:**
a. Public meetings with neighborhood residents and project partners	Report on meeting in EPA quarterly reports, provide list of attendees.	July 30, 2009

Task 1: Conduct Community Involvement Narrative: The Community will be informed of the cleanup plans and given a chance to comment on the cleanup plans		
Activities:	**Deliverables:**	**To be Completed by:**
about the clean up plans		
b. Publish public notice of proposed cleanup in local web site and issue a press release	Copy of public notice included in EPA quarterly reports.	To coincide with public meeting.
c. Hold public comment period (21-30 days) and respond to substantial comments.	Summary of relevant comments and responses in quarterly reports.	Ends 21-30 days after public notice is published.
d. Inform public of cleanup progress and results.	Summary provided in EPA quarterly reports	Ongoing for duration of project.

Task 2: Cleanup Planning

The first cleanup task in the proposed project will be for the retained environmental consultant to identify applicable remediation technologies and conduct an Analysis of Brownfield Cleanup Alternatives for those remedial options. After a remedial option(s) is selected, the consultant will assist city staff in preparing bid plans and specifications for selection and retention of a remediation contractor(s). Bids will be solicited and the lowest cost, qualified contractor will be retained. Recycle Ann Arbor, a project non-profit partner, will be used during the bid development process to help determine the extent of reclaimable building materials. A remediation Work Plan will be prepared for review by the Michigan Department of Environmental Quality (MDEQ).

Task 2: Clean up Planning		
Activities	**Deliverables**	**To be Completed**

Task 2: Clean up Planning		
		by
a. Select Environmental Consultant from City's Pre-selected Environmental Consultant Panel and establish contract for the EPA grant work with the selected consultant.	Name of consultant in EPA quarterly report	June 30, 2009
b. Prepare plans and specs for bids for excavation contractors, and subcontractors.	Bid contract scheduled for publication	July 30, 2009
c. Advertise for bid and obtain bids for contractors.	List of publications used for the bid	August 1, 2009
d. Award contract to contractor and subcontractors.	Identity of contractors	September 15, 2009

Task 3: Building Deconstruction and Demolition

The first site response action will be deconstruction/demolition of the three, one-story, abandoned buildings that currently reside on Area of Concern #2, with a total footprint of approximately 30,000 square feet. Building removal is needed to access the underlying contaminated soil for remediation. The buildings have been assessed for asbestos-containing materials (ACM), and limited quantities of ACM have been identified in the three buildings. Prior to demolition, the remediation contractor or its subcontractor will remove the ACM.

Where feasible, portions of building removal will be through deconstruction by project partner Recycle Ann Arbor or a similar entity. Deconstruction provides for sustainable reclamation and reuse of as many building materials and components, such as bricks, doors, lighting fixtures, etc., as possible and recycling of other materials such as structural steel, other metals, and concrete.

After the demolition/deconstruction of the buildings, the Environmental Consultant will perform additional sampling to more precisely outline the areas of contamination in the revealed soils. At this point, the remediation plan may be revised to reflect any new findings.

The outcomes of this task will be removal of the buildings currently on top of the contaminated soils and delineation of revealed hot spots.

Task 3: Building Deconstruction and Demolition		
Activities	**Deliverables**	**To be Completed by**

Task 3: Building Deconstruction and Demolition		
a. Deconstruct and demolition existing three buildings	Final Report to EPA	November 1, 2009
b. Identification and delineation of revealed hot spots.	Report to EPA	December 1, 2009

Task 4: Soil Remediation

After completion of building deconstruction activities, the upper four feet to six feet of soil on the site will be remediated. Although more sustainable remediation techniques, such as stabilization and on-site ex situ encapsulation will be prioritized, the cost estimate for this application is based on excavation and off-site disposal of 3,000 cubic yards of contaminated soil. Remediation will be performed by a qualified environmental remediation contractor, monitored by the project environmental consultant and project staff. The outcome of this task will be remediation of contaminated soil on the site sufficient to allow safe redevelopment and reuse.

Task 4: Soil Remediation **Narrative: The objective of this task will be to implement the Quality Assurance Project Plan (QAPP)**		
Activities	**Deliverables**	**To be Completed by**
a. Revise QAPP as necessary based upon public comments and Michigan Department of Environmental Quality (MDEQ) approval letter. Obtain revised approval, if necessary.	Final QAPP sent to EPA.	December 1, 2009
c. Prepare Health and Safety Plan	Health and Safety Plan sent to EPA	December 1, 2009
d. Prepare Action Memo for cleanup	Draft and executed Action Memos	December 1, 2009
e. Notify EPA when cleanup starts.	E-mail to EPA	Within one day of start of cleanup.
f. Conduct Cleanup	None – Selected environmental consultant oversees cleanup.	March 2010
g. Notification of cleanup completion	One page memo to EPA	Within one month of end of cleanup.
h. Prepare QAPP Implementation Report for hazardous substances.	QAPP Implementation Report	April 1, 2010

Task 5: Remediation Verification and Reporting
Soil remediation will be guided and documented through the collection and analysis of remediation verification samples. During remediation, analysis results will help determine completion points in accordance with remediation goals. After all remediation is complete, the effectiveness of response actions and levels of residual contamination, if any, will be documented. The frequency, spacing, and analysis parameters for all remediation verification sampling and analyses will be selected in accordance with guidelines published by the Michigan Department of Environmental Quality (MDEQ) for the Michigan Voluntary Cleanup Program (VCP). At the conclusion of all environmental response actions, the field activities, types of remediation, quantities of soil remediated, and results of verification sampling will be documented in a project report prepared in accordance with MDEQ VCP guidance. The outcome of this task will be a final report documenting the environmental response actions conducted on the site and the levels of residual contamination, if any, in site soil. All quarterly reports to the EPA will contain all information state above.

Task 5: Remediation Verification and Reporting as required by the EPA		
Activities	**Deliverables**	**To be Completed by**
a. Prepare Quarterly Reports	Quarterly Reports	Within 30 days of end of each quarter: April 31, July 31, October 31, January 31.
b. Prepare Annual Financial Reports.	Annual Financial Reports	October 31 of each year
c. Prepare Annual MBE/WBE Report	Annual MBE/WBE Report	October 31 of each year.

V. Budget

Budget – Hazardous Substances Cleanup – 34, 38 and 40 E. Michigan Avenue and 14 N. River Street, City of Ypsilanti

Budget Categories **(programmatic costs only)**	Tasks					
	Task 1 Community Engagenment	Task 2 Cleanup Planning	Task 3 Building Deconstruction	Task 4 Soil Remediation	Task 5 Remediation Verification and Reporting	Total Grant Budget

Personnel						
Fringe Benefits						
Travel	**$200**					$ 200
Equipment						
Supplies	**$700**					$ 700
Contractual	**$1,600**	**$10,000**	**$85,000**	**$90,000**	**$12,500**	$199,100
Other						
Total Grant	$2,500	$10,000	$85,000	$90,000	$12,500	$200,000

Task 1: Site-Specific Community Involvement:

Community Outreach:	**$7,500**
City Labor will be in-kind	$5,000
Project Environmental Consultant	$1,600
Printing, publishing and mailing notices	$ 700

Task 2: Clean up Planning:

Preparing for a Request for Qualifications:	$5,000 (in-kind)
In-kind labor costs from COY	
A written clean up plan and Request for	
Bid for remediation process	$10,000 (consultant fees)

Task 3: Building Deconstruction and Demolition

Total	$85,000
Environmental Consultant	$ 3,000
For identification and delination of hot spots	
Deconstruction/Demolition	$82,000
3 buildings totaling 30,000 square feet	

Task 4: Soil Remediation

Environmental Consultant Total	$90,000
3,000 cubic feet of soil	

Task 5: Remediation Verification and Reporting

Total	**$12,500**
Sample Testing	$ 7,500
(25 samples @$150 each)	

Final Report	$5,000